



WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: February 1, 2021

VENUE: Via Zoom

MEMBERS PRESENT: x Samantha Burdick, Chair
x April Chiriboga
x Tom DePre
x David Johnson
x Hilary Koch
x Uria Pelletier
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner

MINUTES:

Samantha Burdick made a motion to approve the minutes of the January 4, 2021, meeting. Tom DePre seconded. Vote 7-0 in favor.

ITEM 1: Election of Planning Board chairman.

Hilary Koch nominated Samantha Burdick for chair. Uria Pelletier seconded. Vote: 7-0 in favor.

ITEM 2: Halfpints Daycare LLC is requesting Final Plan Review for a daycare center at 155 Kennedy Memorial Drive. This review is in accordance with Article 7 of the Site Plan Review Ordinance.

April Cummings and Robin DeRaps presented their site plan for Half Pints Daycare at 155 Kennedy Memorial Drive. For additional information, please see the minutes of the December 21, 2020, Planning Board meeting.

CORRESPONDENCE:

The applicants provided letters from City Engineer Andrew McPherson (dated January 29, 2021) and John Jansen, Superintendent of Waterville Sewerage District (dated February 1, 2021).

ACTION:

The Board made findings of fact in accordance with Section 1.3, Standards of Review, in the Site Plan Review Ordinance. Bruce White made a motion to approve the project with no conditions (other than those in the contract zone which was revised by Ordinance 21-2021). Tom DePre seconded. Vote: 7-0 in favor.

ITEM 3: Waterville Audiology is requesting Final Plan Review to locate offices at 105 Kennedy Memorial Drive. This review is in accordance with Article 7 of the Site Plan Review Ordinance. Jennifer Rancourt presented the site plan for Waterville Audiology at 105 Kennedy Memorial Drive. For additional information, please see the minutes of the January 4, 2021, Planning Board meeting.

CORRESPONDENCE:

The applicant provided a letter from City Engineer Andrew McPherson dated January 29, 2021.

ACTION:

The Board made findings of fact in accordance with Section 1.3, Standards of Review, in the Site Plan Review Ordinance. Bruce White made a motion to approve the project with no conditions (other than those in the contract zone). Hilary Koch seconded. Vote: 7-0 in favor.

ITEM 4: L/A Properties LLC is requesting Preliminary and Final Plan Review for the construction of a 60-unit expansion of the Countryside mobile home park. This review is in accordance with Articles 8 and 9 of the Site Plan Review and Subdivision Ordinance and Section 4.3.17 of the Zoning Ordinance.

Engineer Randy Butler with Dirigo Engineering again presented a site plan for a 60-unit expansion to Countryside Mobile Home Park. He told the Board that after the January 4, 2021, Planning Board meeting he had added note number 10 to the site plan. That note states that, if the project is completed in phases, the developer must construct a turnaround at each dead end.

DISCUSSION:

Various Board members mentioned the amount of wetland and water running through those wetlands; the small, isolated play area, accessible only via a narrow pathway; the very long driveway required to access the buildable portion of lot 30 and the need for the tenant of that lot to plow and store snow there; the fact that the developer has been slow to respond to problems that have arisen in mobile home parks that he owns.

Randy Butler responded to concerns. He said that DEP requires no net increase in runoff and that the detention basins filter and slow water. He also said that the proposed recreation area meets the standard required by ordinance.

ACTION:

The Board made findings of fact in accordance with Section 1.3, Standards of Review, in the Site Plan Review Ordinance. Uria Pelletier made a motion to approve the project with the following conditions:

FIRE:

1. All existing hydrants located throughout Village Green Mobile Home Park, Countryside Mobile Home Park and Punky Meadows Mobile Home Park must be evaluated to ensure the following:
 - a All hydrants are in good working condition.
 - b All hydrants have received annual testing in compliance with NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection

Systems, 2014 Edition. Such test records shall be provided to the department on an annual basis.

- c All hydrants shall be modified so that the steamer port (4" outlet) is no less than three (3) feet from the surface of the ground.
- d All hydrants shall be marked with a four (4) foot reflective marker. Specifications can be obtained from the Kennebec Water District.
- e All hydrant steamer outlets shall have Kennebec Water District threads.
- f All hydrants shall be free of obstructions including brush, snow, and ice at all times.

2. All new hydrants located throughout Countryside Mobile Home Park must ensure the following:

- a All hydrants will receive annual testing in compliance with NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2014 Edition. Such test records shall be provided to the department on an annual basis.
- b All hydrants shall be installed so that the steamer port (4" outlet) is no less than three (3) feet from the surface of the ground.
- c All hydrants shall be marked with a four (4) foot reflective marker. Specifications can be obtained from the Kennebec Water District.
- d All hydrant steamer outlets shall have Kennebec Water District threads.
- e All hydrants shall be free of obstructions including brush, snow, and ice at all times.

3. An assigned project manager shall be available to conduct periodic walkthroughs as determined by the Fire Chief and/or Police Chief to aid in emergency response, should an emergency occur during the construction phase.

4. Countryside Mobile Home Park will ensure roadways are constructed in a manner to withstand 70,000 pounds of emergency vehicle weight.

5. Countryside Mobile Home Park will ensure roadways are constructed in a manner to provide for access with our Tower truck. Dimensions can be obtained from the City Engineer.

6. Countryside Mobile Home Park will add an additional hydrant to Victoria Drive should any further infrastructure upgrades or expansion be complete in that area.

SANITARY SEWER:

The developer must comply with all conditions in the attached three-page letter from John Jansen, Superintendent Waterville Sewerage District, dated January 4, 2021.

WATER:

Final site plans shall be reviewed and approved by Kennebec Water District (KWD) to verify that details conform with KWD design standards.

TRAFFIC:

The developer must obtain a permit for increased traffic, if required by Maine Department of Transportation and a City curb-cut permit.

ADDITIONAL PERMITS REQUIRED:

Maine DEP: Site Location of Development Act permit, Natural Resources Protection Act Permit, and Natural Resources Protection Act Permit-By-Rule for stream crossing

U.S Army Corps of Engineers: Maine General Permit for stream crossing and wetland Impact

Maine Manufactured Housing Board Community License

Bruce White seconded. Vote: 6-1 in favor, with Tom DePre opposed.

ITEM 5: Travis Clark is requesting Final Plan Review for the construction of self-storage units at 199 College Ave. This review is in accordance with Article 7 of the Site Plan Review Ordinance.

Engineer Jeffrey Allen with A.E. Hodson Consulting Engineers presented plans for two self-storage buildings to be constructed at 199 College Avenue. For additional information, please see the minutes of the January 4, 2021, Planning Board meeting.

CORRESPONDENCE:

The applicant provided a letter from City Engineer Andrew McPherson dated January 29, 2021.

ACTION:

The Board made findings of fact in accordance with Section 1.3, Standards of Review, in the Site Plan Review Ordinance. Samantha Burdick made a motion to approve the project without conditions. Hilary Koch seconded. Vote: 7-0 in favor.

ITEM 6: Cleantap Energy is requesting Informal Preapplication Review for a solar farm to be constructed between Eight Rod Road and Punky Lane. This review is in accordance with Article 4 of the Site Plan Review Ordinance.

Jayson Haskell with D. M. Roma Consulting Engineers and Will Boyle with Clean Tap Energy presented plans for a 3.5 MW solar farm to be constructed on assessor parcel 12-70 off Eight Rod Road. The approximately 39-acre parcel will be leased from L/A Properties, LLC, a company of Rick Breton, who also owns Punky Meadows mobile home park. Access to the solar farm will be over Punky Lane.

The site is primarily open meadow with some woodlands in the northeasterly corner of the property. Cleantap plans to cut only the trees in the route of the access road and plant additional trees to screen the solar farm from view of abutters. The company will mow the grass around the solar panels twice a year.

Extending Punky Lane to serve the solar farm is a revision to the plan for Punky Meadows, and that revision triggers site plan review for the mobile home park. Punky Meadows abutter Colette Hart noted the lack of a required landscaped buffer between her home and mobile homes at Punky Meadows. Rick Breton responded that his crew will plant six 6-foot-tall trees there this year and water them as needed.

ITEM 7: Cleantap Energy is requesting rezoning for Assessor Parcel 12-70 between Eight Rod Road and Punky Lane from Rural Residential to Solar Farm District. This review is in accordance with Section 7.1 of the Zoning Ordinance.

Cleantap Energy requested rezoning from Rural Residential to Solar Farm District. See Item 6 above for details.

ACTION:

Samantha Burdick made a motion to recommend that the City Council rezone the parcel as requested. David Johnson seconded. Vote: 7-0 in favor.